



CITY OF LODI COUNCIL COMMUNICATION

AGENDA TITLE: Adopt resolution to revise the current abatement fee schedule for rotating contractor list

MEETING DATE: April 7, 2004

PREPARED BY: Community Development Department

RECOMMENDED ACTION: That the City Council adopt by Resolution the attached Abatement Fee Schedule.

BACKGROUND INFORMATION: On December 20, 2000, the City Council adopted a Resolution establishing an Abatement Fee Schedule and Policies and Procedures for Rotating Abatement Contractor Listing.

That Fee Schedule has successfully been implemented since that time by the Community Improvement Division through the code enforcement activity of boarding up vacant, unsecured buildings and the removal of garbage, junk and debris in those cases where the owner has failed to voluntarily secure or clean up their properties after having been given due notice.

The standardized fees based upon the size of window or door openings has streamlined that abatement process considerably and ensured that costs assessed against properties are reasonable.

Since the original adoption of that Abatement Fee Schedule in 2000, material costs for plywood have skyrocketed and contractors that participate in the rotation list for abatements have voiced concern that the fees do not cover the current cost of providing the abatement service. Staff has researched and verified that in the past four years, the cost of plywood has doubled.

Staff has reviewed the existing fee schedule and has calculated that an increase of \$5 for every half-sheet used and \$10 for every full-sheet used would be an appropriate adjustment to account for the increase in material costs. The revised Abatement Fee Schedule attached as Exhibit A reflects those adjustments. Exhibit B provides a comparison on just those fees that are being revised or adjusted.

There are no revisions necessary to any other portion of the fee schedule.

FUNDING: None Required

Konrad Bartlam
Community Development Director

KB/jw

Attachment

APPROVED:

H. Dixon Flynn, City Manager

cc: Joel Harris, Purchasing Agent

CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
ABATEMENT FEE SCHEDULE FOR ROTATING CONTRACTOR LIST
(April 2004)

ITEM #	ITEM DESCRIPTION	QUANTITY	UNIT PRICE	TOTAL PRICE
	SECURING STRUCTURES			
1.	Plywood Board-Up, Door, 4'x8'		\$80	
2.	Plywood Board-Up, Double Door, 8'x8'		\$170	
3.	Plywood Board-Up, Window, <2'6"x 4'		\$50	
4.	Plywood Board-Up, Window, <4'x4'		\$60	
5.	Plywood Board-Up, Window, <4'x6'		\$75	
6.	Plywood Board-Up, Window, <4'x8'		\$80	
7.	Plywood Board-Up, Window, <8'x8'		\$170	
8.	Plywood Board-Up, Crawl Space Opening		\$60	
9.	Plywood Board Up, Exterior Basement Door, 6'x7' <i>Using 3/4" Material</i>		\$215	
10.	Replace Single Car Garage Door		\$270	
11.	Replace Double Car Garage Door		\$535	
12.	Replace Sliding Glass Door, 6'		\$360	
13.	Replace Wood Basement Door, 6'x5'		\$185	
14.	Replace Front Double Wood Entry Doors		\$465	
15.	Replace Garage Pedestrian Door		\$155	
16.	Replace Under Floor Vents		\$30	
17.	Replace Attic Vents		\$35	
	Securing Subtotal			
	PROPERTY CLEAN UPS			
18.	Remove Garbage, Junk and Debris (hourly rate)	Hrs.	\$35	
19.	Remove Weeds and Shrubbery (hourly rate)	Hrs.	\$25	
	Clean Up Subtotal			
	Total Amount			

EXHIBIT A

Item #	Description	Current	Proposed
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		Fees	Fees
1.	Plywood Board-Up, Door, 4'x8'	\$70	\$80
2.	Plywood Board-Up, Double Door, 8'x8'	\$150	\$170
3.	Plywood Board-Up, Window, <2'6"x 4'	\$45	\$50
4.	Plywood Board-Up, Window, <4'x4'	\$55	\$60
5.	Plywood Board-Up, Window, <4'x6'	\$65	\$75
6.	Plywood Board-Up, Window, <4'x8'	\$70	\$80
7.	Plywood Board-Up, Window, <8'x8'	\$150	\$170
8.	Plywood Board-Up, Crawl Space Opening	\$60	\$60
9.	Plywood Board Up, Exterior Basement Door, 6'x7' <i>Using 3/4" Material</i>	\$190	\$215

EXHIBIT B

RESOLUTION NO. 2004-62

A RESOLUTION OF THE LODI CITY COUNCIL ADOPTING THE
CODE ENFORCEMENT ABATEMENT FEE SCHEDULE

WHEREAS, the Lodi Municipal Code requires the City Council, by resolution, to set fees for various services provided by the City of Lodi to recover those costs associated with providing specific services and programs; and

WHEREAS, as part of the Code Enforcement function in eliminating blight, nuisances, and substandard and dangerous building conditions, the Community Development/Community Improvement Division issues orders requiring the board-up and securing of vacant structures as well as the removal and clean up of garbage, junk, and debris from yard areas; and

WHEREAS, vacant, unsecured structures are required to be boarded up within one to ten days, depending on the severity of the hazardous condition; and

WHEREAS, currently, in the event that the structure is not secured or the yards are not cleaned voluntarily within the required time frame, the bid process is initiated in order to allow the City to have the work done and have costs billed to the property owner; and

WHEREAS, the City Council adopted Resolution 2000-235 on December 20, 2000, approving the Abatement Fee Schedule; and

WHEREAS, due to rising costs for materials, staff now recommends increasing the Abatement Fee Schedule as shown on Exhibit A attached hereto; and

NOW, THEREFORE, BE IT RESOLVED that the City Council finds as follows:

1. That the increase in the Abatement Fee Schedule is hereby approved as shown on Exhibit A attached and made a part hereof; and
2. All resolutions or parts of resolutions in conflict herewith are repealed insofar as such conflict may exist; and
3. This resolution shall be published one time in the "Lodi News-Sentinel," a daily newspaper of general circulation printed and published in the City of Lodi, and shall be in force and take effect immediately upon its adoption.

Dated: April 7, 2004

I hereby certify that Resolution No. 2004-62 was passed and adopted by the City Council of the City of Lodi in a regular meeting held April 7, 2004, by the following vote:

AYES: COUNCIL MEMBERS – Beckman, Hitchcock, Howard, Land, and Mayor Hansen

NOES: COUNCIL MEMBERS – None

ABSENT: COUNCIL MEMBERS – None

ABSTAIN: COUNCIL MEMBERS – None



SUSAN J. BLACKSTON
City Clerk

EXHIBIT A

CITY OF LODI
COMMUNITY DEVELOPMENT DEPARTMENT
ABATEMENT FEE SCHEDULE FOR ROTATING CONTRACTOR LIST
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